



William D. Reilich
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

APRIL 5, 2016

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Place: Community Conference Room, Greece Town Hall

Roll Call

Albert F. Meilutis, Chairman

Robert J. Bilsky

Andrew P. Forsythe

Thomas F. Hartwig

Randy T. Jensen

Cathleen A. Nigro

Bradford Shea

Christopher A. Schiano, Esq., Deputy Town Attorney

John T. Caterino, Planning Assistant

Maryjo Santoli, Zoning Board Secretary

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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Old Business:

1. Applicant: James Pilkenton
 Location: 165 Barcrest Drive
 Mon. Co. Tax No.: 060.09-5-16
 Zoning District: R1-E (Single-Family Residential)
 Request: a) An area variance for an existing principal structure to have a (south) side setback of 6.4 feet, instead of the 7.6 feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
 b) An area variance for an existing deck (1334.8± square feet) to have a (north & west) side setback of 0.0 feet, instead of the 8.0 feet minimum required. Sec. 211-11 E (1), Table I
 c) An area variance for existing accessory structures, totaling 1083.4± square feet, instead of the 972.0 square feet granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 E (1), Table I
 d) An area variance for proposed lot coverage of 42.8%, instead of the 28% granted by the Board of Zoning Appeals on August 5, 2014. Sec. 211-11 D (2), Table I
 e) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (35.3± linear feet) to have a (north) side setback of 0.0 to 7.4 feet, instead of the 8.0 feet minimum required. Sec. 211-47 C (2)
 f) An area variance for an existing 6.0-foot-high, closed-construction fence on a deck (20± linear feet) to have a rear setback of 0.0 feet, instead of the 36.8 feet minimum required. Sec. 211-47 C (2)
 g) An area variance for an existing closed-construction fence (67± linear feet) to have a height ranging from 7.3± feet to 8.7± feet (measured from the top of said fence to the ground directly beneath it), instead of the 6.0 feet maximum permitted. Sec. 211-47

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2. Applicant: Sam Cimino
 Location: 1270 Flynn Road
 Mon. Co. Tax No.: 044.04-4-59
 Zoning District: R1-E (Single-Family Residential)
 Request: a) Appeal from a decision/interpretation/determination by the Building Inspector that a proposed addition to an existing single-family dwelling would create a two-family dwelling, instead of single-family dwelling with an in-law apartment. Sec. 211-5 C (definition of Dwelling Unit), Sec. 211-5 C (definition of In-Law Apartment), Sec. 211-11 (C) (2) (e)
 b) A special use permit for a proposed in-law apartment (687± square feet). Sec. 211-11 (C) (2) (e)
 c) An area variance for a proposed in-law apartment to have a total gross floor area of 687± square feet, instead of the maximum floor area permitted (that is, the lesser of 600 square feet or 30% of the gross floor area, exclusive of attached garages, of the single-family residence in which said in-law apartment is located). Sec. 211-11 C (2) (e) [2]
 d) An area variance for a proposed second-story deck (4.0 feet x 10.0 feet; 40.0 square feet) to be located in a side yard, where accessory structures, such as decks, are permitted in rear yards only. Sec. 211- 11 E (3)
 e) An area variance for a proposed in-law apartment addition (20.0 feet x 30.0 feet; 600.0 square feet) to have a rear setback of 31.5± feet, instead of the 45.4 feet minimum required. Sec. 211-11 D (2), Table I

New Business:

1. Applicant: Rory Raymond
 Location: 437 Latona Road
 Mon. Co. Tax No.: 074.19-5-14
 Zoning District: R1-E (Single-Family Residential)
 Request: a) An area variance for a proposed attached garage addition (20.6 feet x 24.0 feet; 494.4 square feet), resulting in a total gross floor area of 1078 square feet in all accessory structures, where 800 square feet is the maximum gross floor area permitted where on lots with a lot area less than 16,000 square feet. Sec. 211-11 E (1), Table I
 b) An area variance for a proposed attached garage addition (20.6 feet x 24.0 feet; 494.4 square feet) to have a rear setback of 40.5± feet, instead of the 44.3 feet minimum required. Sec. 211-11 D (2), Table I

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2. Applicant: Norman Carlson
 Location: 3108 Ridgeway Avenue
 Mon. Co. Tax No.: 088.03-1-5.12
 Zoning District: R1-18 (Single-Family Residential) & CCO (Canal Corridor Overlay)
 Request: a) A special use permit for the storage of flammable, combustible, or hazardous materials (propane) in an underground tank (500 gallons) in a residential district. Sec. 211-26 B
 b) An area variance for an existing shed (10.0 feet x 20.0 feet; 200.0 square feet) to have a setback of 16.7 feet from the right-of-way of the Erie Canal, instead of the 20.0 feet minimum required. Sec. 211-20 D (1) (b) [2]
3. Applicant: Douglas Day
 Location: 52 Saint Pierre Drive
 Mon. Co. Tax No.: 088.04-1-7
 Zoning District: R1-12 (Single-Family Residential)
 Request: An area variance for a proposed principal building (single-family dwelling) to have a front setback of 25.0± feet (measured from the north right-of-way line of Saint Pierre Drive), instead of the 40.0 feet minimum required. Sec. 211-11 D (2), Table I
4. Applicant: Michael Brucato
 Location: 1700 Manitou Road
 Mon. Co. Tax No.: 073.01-1-27
 Zoning District: BG (General Business)
 Request: A waiver of the requirements for a new special use permit for the sale or lease of new and used cars and trucks, including related repair or service facilities; and outdoor storage or display area for sale or lease of such motor vehicles. Sec. 211-17 C (3) (b) [3], Sec. 211-17 C (3) (b) [4], Sec. 211-60 A (7)

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5. Applicant: LePores Inc.
 Location: 3208 Latta Road
 Mon. Co. Tax No.: 045.03-1-11
 Zoning District: BR (Restricted Business)
 Request: a) An area variance for a proposed building-mounted sign (3.9 feet x 7.8 feet; 30.4 square feet), instead of the one (1) 18-square-foot building-mounted sign maximum permitted. Sec. 211-52 B (2) (c) [1], Table VII
 b) An area variance for a portion of a proposed menu board (3.1 square feet) to be an electronic reader board type, containing flashing, intermittent, rotating or moving lights, where such signs are not permitted, except to show time and temperature. Sec. 211-51 F (4)
6. Applicant: Mussumeci Properties, LLC
 Location: 2750 Dewey Avenue
 Mon. Co. Tax No.: 075.33-4-1
 Zoning District: DMU (Dewey Avenue Mixed Use)
 Request: An area variance for an existing business center to have 15 parking spaces, instead of the 26 spaces required. Sec. 211-17.1 G (4) (a), Sec. 211-17.1 G (4) (b), Sec. 211- 45 Z
7. Applicant: Vision Buick-GMC
 Location: 3740 West Ridge Road
 Mon. Co. Tax No.: 073.02-1-72.2
 Zoning District: BG (General Business)
 Request: An area variance for the temporary outdoor storage or display of goods, merchandise or materials (motor vehicles) in existing parking spaces, where said storage or display shall not impede the passage of pedestrians, fire lanes, driveways or any parking spaces. Sec. 211-25 B (2)

ADJOURNMENT:

NEXT MEETING: April 19, 2016